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2020-2021



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Diana Drive
Potters Green CV2 2GS

Diana Drive CV2 2GS

£1,250 PCM

Set back off Diana Drive, with a green to the front is this beautiful three bedroom family home. The property is conveniently located close to popular schools, local amenities and the university hospital.

The property in brief comprises of entrance porch, inner hall, spacious open lounge with opening leading to the dining area and modern fitted kitchen with oven, four ring gas hob, inset stainless steel sink with drainer, dishwasher and ample base and eye level storage. To the first floor are two double bedrooms a single bedroom and shower room with low level WC, vanity wash hand basin and walk in shower.

Externally the property has a neatly laid out rear garden with patio, lawn garden and garage with power and lighting. The garage is currently divided to hold a car and bar area. (Please note the bar will be removed and not included as part of the let.) To the front is a gated driveway providing parking for up to two cars.

AVAILABLE FROM 31ST OCTOBER 2024 | EPC RATING: C | COUNCIL TAX BAND: B

selling quality
property since 1995









Dimensions

GROUND FLOOR

Rear Garden

Porch

Front Driveway

Hallway

Living Room

4.60m x 3.89m

Dining Room

4.85m x 4.47m

Kitchen

4.85m x 2.77m

FIRST FLOOR

Landing

Bedroom One

3.66m x 3.02m

Bedroom Two

3.53m x 3.02m

Bedroom Three

1.85m x 1.70m

Shower Room

1.93m x 1.73m

OUTSIDE

Garage

9.60m x 2.84m

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Floor Plan



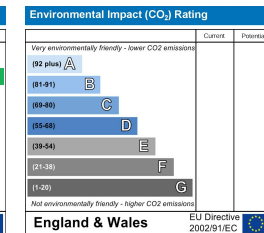
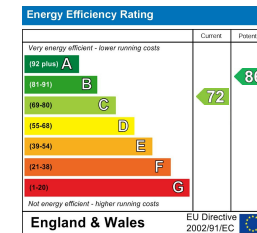
Total area: approx. 113.1 sq. metres (1217.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Location Map



EPC



Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Home.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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